

PART 1: ACTION REQUESTED

It is hereby requested that the Leland Township Planning Commission and Township Board approve the following petition for zoning amendment.

- A. **Text Amendment:** Amend Section 1825 Section B, to delete, supplement, or clarify the Leland Township Zoning Ordinance by making the following change(s):
Please See Attachment

- B. **Zoning Map Amendment (Rezoning):** Rezone the property described in "PART 2: PROPERTY INFORMATION" of this Petition from the _____ District to the _____ District for the following purpose (include proposed use of the land):

PART 2: PROPERTY INFORMATION

(Complete this Part only if requesting an amendment to the Zoning Map)

- A. **Legal description of property affected:**

Please See Attachment

- B. **Address of Property:** 7668 East Horn Rd Leland MI 49653

- C. **List of all deed restrictions:** _____

- D. **Names and addresses of all other persons, firms, or corporations having a legal or equitable interest in the land:**

1) Aurora Cellars 2015 LLC owner
2) _____
3) _____

- E. **This land is:** unplatted or platted (circle appropriate answer)
If platted, name of Plat: _____

- F. **Present use of the property is:** Event Space

PART 3: DRAWINGS REQUIRED

(This part applies only if requesting an amendment to the Zoning Map)

- A. **Scaled Drawing:** The petitioner shall submit 15 copies of a scaled drawing of the property correlated with the legal description, at a scale of 1" = 100', clearly showing the location, shape, area and dimensions of the lot(s) affected by the proposed rezoning, and the location of the site in relation to the surrounding street system and adjacent land uses within three hundred (300) feet in every direction including on the opposite side of any public thoroughfare.

PETITION FOR ZONING ORDINANCE AMENDMENT
Leland Township, Leelanau County, Michigan

(Use for Amendment to Zoning Ordinance text or Zoning Map; See Article 5)
(All references to "Section" and "Article" refer to the Leland Township Zoning Ordinance)

Important Notice to Applicants: 15 copies of this petition must be completed in full and submitted to the Zoning Administrator. All questions must be answered completely. If additional space is needed, number and attach additional sheets. The total number of attached sheets is _____.

Name and Address of Petitioner:

Janna Taylor Simpson
40 N Manitowish
Leland, Leelanau MI 49653

Phone Number of Petitioner:

Residence:

231 944 2943

Work Place:

Petitioner's Interest in Property

(Circle appropriate response below)

☒ **Owner** ☐ **Lessee** ☐ **Option to Buy**

☐ **Other** (please explain _____)

Name, Address, Phone Number of Property Owner
(If different than Petitioner)

FOR TOWNSHIP USE ONLY

Petition Number: _____

Date Received: _____

Tax Parcel Number: _____

Fee Received: (amount and date) _____

Fee Receipt Number: _____

Special Notes:

PLANNING COMMISSION:

Application Received (date): _____

Recommended Action: _____

Public Hearing Date(s): _____

Public Hearing Advertising Dates: _____

TOWNSHIP BOARD:

Application Received (date): _____

Action Taken: _____

Public Hearing Date(s): _____

Public Hearing Advertising Dates: _____

Zoning Administrator

Date

PART 4: STATEMENT OF JUSTIFICATION FOR REQUESTED ACTION

A. Provide a Statement of Justification for the amendment request:

Please See attachment

B. In support of the above Statement of Justification, please answer the following questions and attach your answers to this application. See Section 5.04(D)(1).

1. What, if any, identifiable conditions related to the application have changed which justify the proposed amendment?
2. What are the precedents and the possible effects of such precedent which might result from the approval or denial of the petition?
3. What is the impact of the amendment on the ability of Leland Township and other governmental agencies to provide adequate public services and facilities, and/or programs that might reasonably be required in the future if the proposed amendment is adopted?
4. Does the petitioned district change adversely affect environmental conditions, or the value of the surrounding property?
5. Does the petitioned district change generally comply with the adopted Comprehensive Development Plan?
6. Is the property currently able to be put to a reasonable economic use in the zoning district in which it is presently located?

C. **Nonconformance with the Comprehensive Development Plan:** If the proposed amendment does not conform to the Comprehensive Development Plan, why should the change be made? Please be specific, brief and attach any supporting documentation which substantiates your claim. This could include an allegation that the existing zoning is in error which would be corrected by the proposed change, or that specific changes or changing conditions in the immediate area or in the Township make the amendment necessary for the promotion of public health, safety and general welfare.

PART 5: AFFIDAVIT

I (we) the undersigned affirm that the foregoing answers, statements, and information are in all respects true and correct to the best of my (our) knowledge and belief.

J. Taylor Simpson 5.4.21

Signature(s) of Petitioners

Date

Property Owner's(s) Signature(s)
(if different than applicant)

Date

Attachment 41 pages



LEELANAU PENINSULA • MICHIGAN

To Whom it May Concern:

5/4/2021

I would like to apply for a zoning amendment change to Section 18.25 under Wineries. The specific verbiage I would like to see amended is under Subsection B Approval Process for Wineries.

The current reading is as follows:

.... Provided the conditions of the special event(s) and associated activities do not exceed that which was approved, and the Zoning Administrator shall have the authority to grant one two-year extension, after which the applicant must reapply for a Planning Commission Site Plan approval to conduct special events."

Intent of Change:

We believe that so long as all the guidelines of the original special land use are followed as approved, this section should be changed to allow for the probationary period and after this time has lapsed the approval should run with the land.

Suggested Verbiage Revision

.... Provided the conditions of the special event(s) and associated activities do not exceed that which was approved, and the Zoning Administrator shall have the authority to grant one two-year extension, ***after which the applicant shall be deemed to have passed their probationary period and will not need to seek further approval for this Special Land Use Permit.***"

Thank you in advance for your time.

Taylor Simpson

Taylor Simpson

231 944 2943

taylor@goodharbor.com

Member, Aurora Cellars



auroracellars.com

7788 EAST HORN ROAD • LAKE LEELANAU, MICHIGAN 49653
231.994.3188 • winery@auroracellars.com

Parcel No. 009-012-008-00

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Leelanau County Property Information (Assessment Year - 2021)

Jurisdiction: LELAND 45-09

Owner Name: AURORA CELLARS LLC

Property Address: 7668 E HORN RD
LAKE LEELANAU, MI 49653

Mailing Address: 7788 E HORN RD
LAKE LEELANAU, MI 49653

Property Information

Period	Taxable Value	Assessment	S.E.V.
Current Year	\$118,638	\$125,300	\$125,300
Last Year	\$117,000	\$117,000	\$117,000

School District: 45020

Current P.R.E.: 0%

Current Property Class: 401

Current Year Tax Information

Tax Period	Tax Amount	Tax Owed
Summer	\$3,051.11	\$0.00
Winter	\$671.80	\$0.00

Prior Years Tax Information

Tax Period	Tax Amount
Summer 2019	\$3,138.00
Winter 2019	\$625.64
Summer 2018	\$846.74
Winter 2018	\$186.26
Summer 2017	\$800.28
Winter 2017	\$176.75

Delinquent Tax Information

For current delinquent tax information or to pay your delinquent taxes online, [CLICK HERE](#) and you will be redirected to a third party site.

Property Sale Information

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
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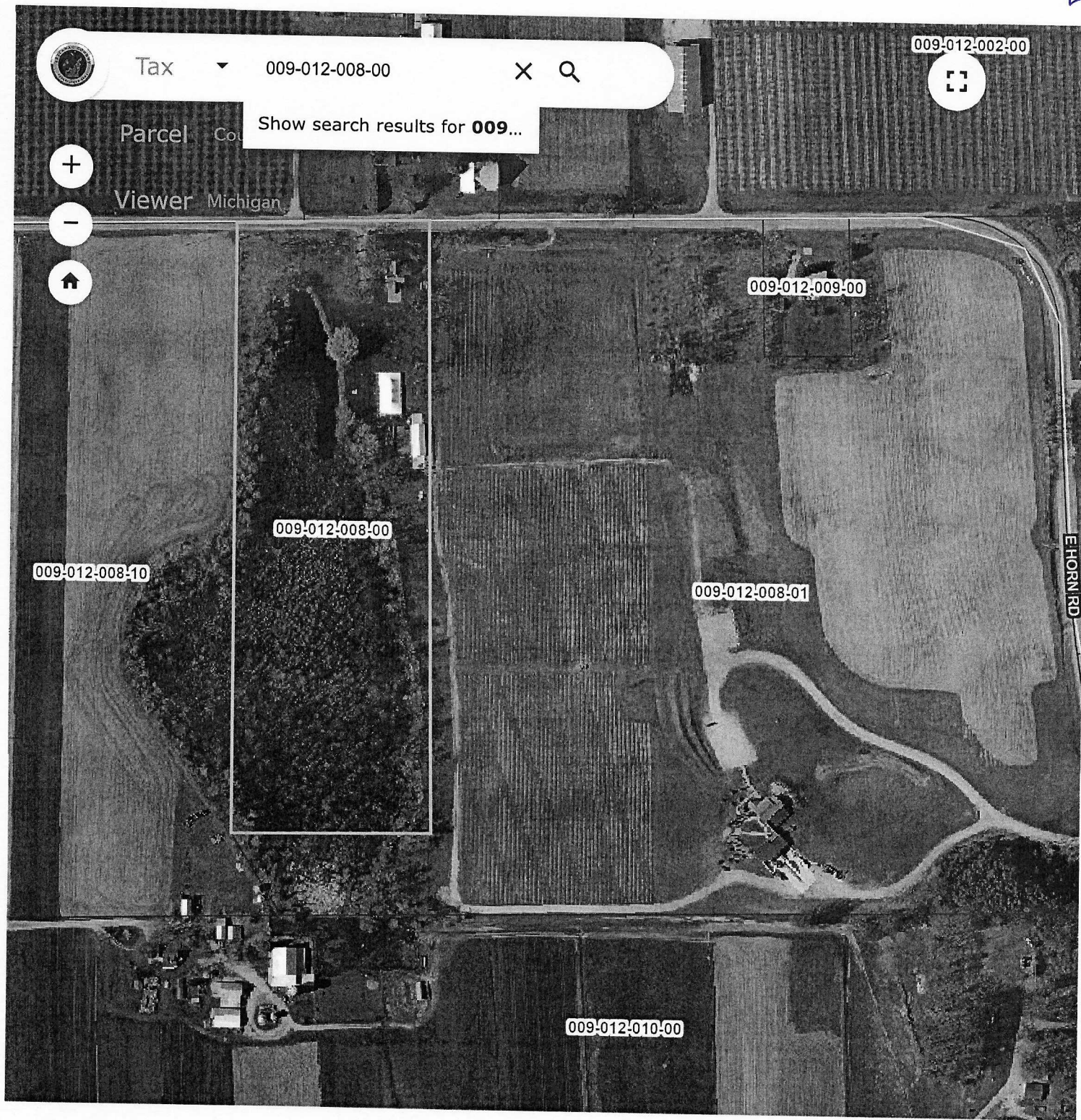
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3/27/2019	\$0.00	WD	DF MATHIA LLC	AURORA CELLARS LLC	16-LC PAYOFF	1356:366
3/9/2018	\$1,688,849.00	QC	DF MATHIA LLC	CHEMICAL BANK	09-FAMILY SALE	1327:906
3/8/2018	Confidential	MLC	DF MATHIA LLC	AURORA CELLARS LLC	MB-I	1327:891
3/1/2018	\$0.00	LC	DF MATHIA LLC	AURORA CELLERS LLC	09-FAMILY SALE	1327:886
6/21/2017	\$1.00	WD	MATHIA DAVID L & FAYE E	DF MATHIA LLC	09-FAMILY SALE	1298:707
6/20/2010	Confidential	WD	BELL DAVID G & MARGARET L	MATHIA DAVID L & FAYE E	09-FAMILY SALE	1150:186

Legal Description

PT SEC 12 COM E 1/4 COR OF SD SEC 12 TH ALG C/L HORN RD S 89 DEG 08'30" W 1675.70 FT TO
 POB TH S 00 DEG 01'41" E 1172.27 FT TH S 89 DEG 58'19" W 378.41 FT TH N 00 DEG 32'30" E 1167.01
 FT TO SD C/L TH ALG SD C/L N 89 DEG 08'30" E 366.84 FT TO POB (A/K/A PARCEL 1) SUBJ TO EASE
 & ROW SEC 12 T30N R12W 10 A M/L 2009 SPLIT FROM 009-012-008-01

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45.016 -85.701 Degrees

300ft

